



## Yew Tree Granary

Yarcombe, Honiton, Devon. EX14 9LY

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A beautifully presented and extended semi-detached barn conversion with four double bedrooms, outstanding countryside views and a double garage in a lovely semi-rural location

- Bright and spacious entrance hall
- Wonderful quality kitchen/breakfast room with a utility room
- Lovely sitting room with a woodburner
- Ground-floor principal bedroom with an en-suite
- Additional large reception/dining room and a cloakroom
- Three first-floor double bedrooms, guest en-suite and a family bathroom
- Delightful lawned gardens with superb countryside views
- Double garage/workshop with parking
- Detached garden outbuilding/studio

Guide Price £575,000

## SITUATION

Yew Tree Granary is situated in a beautiful country position on the rural outskirts of the village of Yarcombe, which in turn is located within the Blackdown Hills Area of Outstanding Natural Beauty. Yarcombe nestles in the Yarty Valley, amongst some of East Devon's most picturesque countryside and has a friendly and active community, public house and pretty church of St John the Baptist. Although semi rural, Yarcombe is conveniently positioned with good road links via the old A30, and lies between the towns of Chard and Honiton, both of which have a good range of amenities. These include the usual multiples, as well as many independent shops, leisure facilities, schools, restaurants and doctors surgeries. Honiton, which is also well known for its many antique and book shops, benefits from a main line rail link to London Waterloo.





Taunton, the county town of Somerset is approximately 11 miles to the north and affords a wider choice of shopping facilities, an express rail link to London Paddington and M5 access. The Cathedral city of Exeter lies about 25 miles away and an excellent shopping centre and an international airport.

Yew Tree Granary lies about 15 miles from the coast and there are several popular towns including Sidmouth and Lyme Regis. This stretch of coastline is well known for its beautiful walks, high cliffs and dramatic scenery and sits at the heart of the World Heritage Jurassic Coast.

### THE PROPERTY

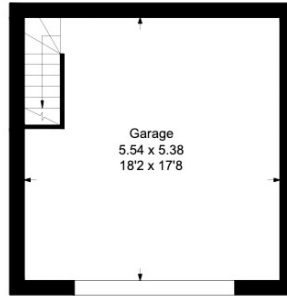
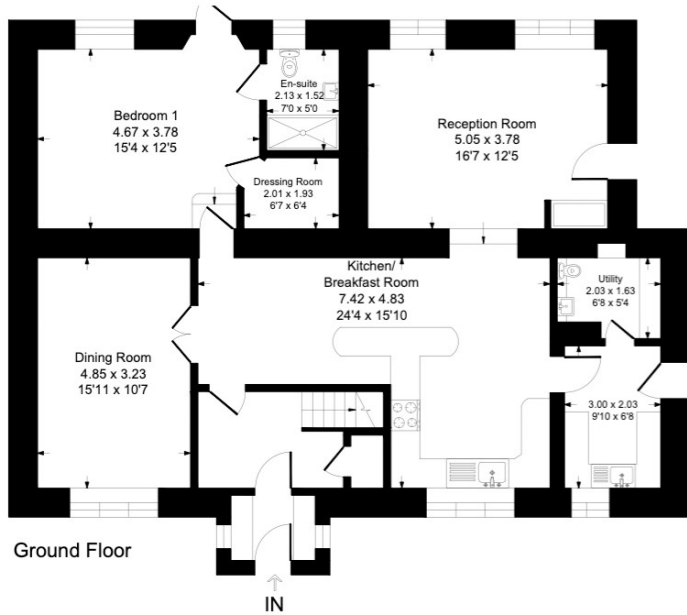
Yew Tree Granary is a beautiful and substantial stone barn conversion which has been beautifully maintained and extended over the last 20 years of ownership. The bright and spacious accommodation has an entrance porch that leads to the traditional entrance hall with quality oak flooring. The superb kitchen/breakfast room has been beautifully fitted with lots of storage, integrated appliances, granite tops and a matching large breakfast bar. There is a good-sized dining room which also could be used as a study and a utility room and a modern cloakroom. Also, on the ground-floor is a full-width single story extension across the rear of the property which has a superb principal bedroom with a walk-in wardrobe, en-suite shower room and doors that open out onto a raised decking. The double aspect sitting room also forms the remainder of the extension with a wood burner. On the first-floor are three double bedrooms, the guest bedroom has a modern en-suite shower room. The family bathroom also has a modern white suite.

### OUTSIDE

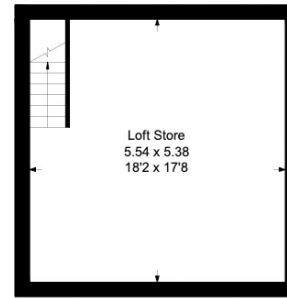
The secluded rear garden is in the main laid to lawn and enjoys the superb countryside views across open fields to the rear. A raised deck area provides a perfect place to sit out in during fine weather. At the bottom of the garden is a useful detached outbuilding which has power and light and is currently used as a gym. To the front is a double garage and allocated parking for several vehicles.



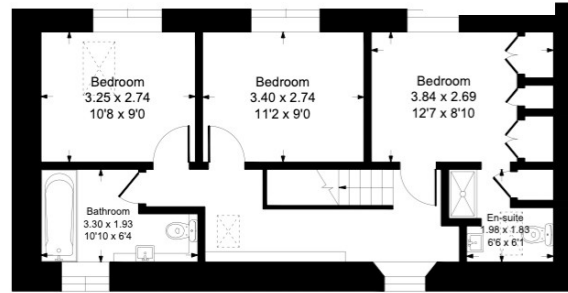
Approximate Gross Internal Floor Area = 171.5 sq m / 1847 sq ft  
 Garage Area = 59.6 sq m / 642 sq ft  
 Total Area = 231.2 sq m / 2489 sq ft



Garage



Above Garage



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

## DIRECTIONS

From Honiton, proceed out of the town in an easterly direction onto the A30 and continue for about 6.5 miles, passing the garage on your right. After a short distance turn left immediately after the former petrol station (now Vets) and before the turning to Taunton and Corfe. After 250 yards go around the right hand bend and immediately left into the courtyard.

## SERVICES

Mains electricity and water. Private drainage - to a read bed. Oil Centrally heated. Broadband.- (currently ultra fast fibre).

## LOCAL AUTHORITY

East Devon District Council - 01404 515616.

Band: E

## ENERGY PERFORMANCE CERTIFICATE

Rating: D



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01404 42456

devon@humberts.com

